

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: August 4, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members John Allen, Sara Butler, Victor Cabral,
Thomas Enright, Eric Hertfelder, Reggie McCarthy

Also Present: Andrew Teitz, Esq., Assistant Town Solicitor

Absent: Timothy Pray

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the July 7, 2011, meeting were approved as presented. (Allen/Hertfelder 4-0)

The minutes of the June 20, 2011, meeting were approved as presented. (Hertfelder/Allen 4-0)

1. 11-055 86 State St., Mark A. & Pamela W. Pfeiffer install lighting fixtures

Property owner Mark Pfeiffer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits BB-FF. Mr. Pfeiffer was returning to clarify placement and design of lamp posts. The new design is for a simpler post constructed of wood and smaller in scale.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 11-055 as presented for wood posts and lamps as shown in Exhibits DD and EE in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

2. 11-070 281 Hope St., Marco Capaldi

1. replace porch balusters; 2. replace deteriorated porch fascia board; 3. remove downspout; 4. replace deteriorated porch floor boards; 5. new fence rear yard; 6. replace basement door; 7 replace front door; 8. add fluted columns

Property owner Marco Capaldi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O.

Regarding:

1. Owner wishes to replace the current style balusters with a Brosco 36" Colonial style baluster. Eric Hertfelder stated that the south portion of the building appears to be an addition and is very plain with no particular architectural style. He feels the baluster chosen as a replacement is not appropriate to the Victorian period. Sara Butler showed examples of correct period balusters to the owner.

4. porch floor deteriorated and presents danger, plan is to re-deck using mahogany.
2. Owner plans to replace fascia boards, trim boards and posts with in kind material (some is pine, or cedar if approved.)
3. remove aluminum downspout and gutter and restore existing wood gutter. The wood gutter is on the south side of porch, owner would like to extend around to front (east side). He may need to change the pitch of the roof which is covered with rolled rubber roofing. Owner stated that gutter profile will not change. Chairman Lima requested submission of a design cut sheet for the gutter.
5. installation of fence on the west and south elevations on the owner's property line. Design will match that of abutting neighbor's fence, Walpole "legacy" design. Owner may be able to obtain same design at a lower cost from another company. Fence will be anchored with posts cemented in the ground. Chairman Lima stated that details for the gates would need to be submitted prior to a decision.
6. Replace existing owner constructed bulkhead door with a vertical door. Chairman Lima stated that a more detailed plan for the bulkhead showing sidewalls, roof, and actual door will need to be submitted prior to a decision and asked owner to come back to the next meeting for decision.
7. Replace front door with an eight light restored door as shown in Exhibit I.
8. Add fluted columns to either side of front doorway.

Chairman Lima invited comments from the public. Abutting neighbor Ken Ambrose, 275 Hope St. objected the fence as it "violates his easement." Solicitor Teitz stated that the Historic District Commission had no jurisdiction over easements.

Member Allen noted the house was an example of early Gothic Revival cottage architecture constructed c1855 and was a contributing building to the district. Mr. Hertfelder stated that it was one of only a few examples of Gothic Revival in the district and the building is important as representative of and rarity of Gothic Revival style.

A motion was made to continue Application 11-070 for the fence, gates and replacement basement door to the September 1, 2011, meeting pending receipt of additional information from the owner regarding style and construction (Butler/McCarthy 7-0).

A motion was made to approve Application 11-070 for removal of the aluminum gutter and downspout and restoration of existing wood gutter and installation of additional wood gutter pending approval by the Project Monitor and Staff Assistant in accordance with Secretary of the Interior Standards #6, 9 (McCarthy/Hertfelder 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

A motion was made to approve Application 11-070 as presented for replacement of porch floor with mahogany boards. Approve replacement of porch balusters with in kind 2x2 stock (rails to remain the same) in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Allen 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

A motion was made to approve Application 11-070 for replacement in kind of porch trim boards, uprights, fascia boards and posts (noting that owner may use cedar rather than existing pine) with the same dimensions and design as original in accordance with Secretary of the Interior Standard #6 (Hertfelder/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6

A motion was made to approve Application 11-070 as presented to replace front door with door shown in Exhibit I in accordance with Secretary of the Interior Standard #7 (McCarthy/Allen 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 7

A motion was made to approve Application 11-070 as presented for in kind (same dimensions and style) replacement of two pieces vertical trim around front door using cedar if owner wishes in accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6

Project Monitor: John Allen

3. 11-074 6 Central St., Gerald Serbst

1. demolish shed 2. erect new shed

Property owner Gerald Serbst presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Owner has torn down an existing old shed and erected a new 8x8 tool shed in the north east corner of his property. Mr. Serbst stated that the shed he removed was a deteriorated, metal, forty year old shed.

Chairman Lima invited comments from the public. Nancy DuPont abutting neighbor had no objection to the shed or its placement. Abutting neighbor Gary Watros had no objection to the shed and stated it was an improvement over the previous shed.

A motion was made to approve Application 11-074 as presented in accordance with Secretary of the Interior Standard #9 (Hertfelder/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the shed as erected is not visible from the street.

4. 11-077 251 Thames St., B&G Outdoor Recreation

sign

Business owner Charlie Buhl presented. Staff Assistant photographs were marked Exhibit A,

Applicant plans were marked Exhibits B, C. Application is for a business sign as pictured and described in Exhibit B to be erected over the DeWolf Tavern sign on the corner of the building

Chairman Lima invited comments from the public.

A motion was made to approve Application 11-077 as presented for a sign attached over the DeWolf Tavern sign in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Sara Butler

5. 11-078 21 Constitution St., Rick & Nancy Chace
sign

Property owner Nancy Chace presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for a two sided sign to be hung in center space of bay window. Sign is 15' x 24' x $\frac{3}{4}$ ' MDO board and will be hand painted.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 11-078 as presented in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Victor Cabral

6. 11-080 10 Court St., Town of Bristol
install solar panels

Diane Williamson, Director of Community Development, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F, Z. Application is to install solar panels on the building in order to reduce energy costs. The town is participating in a project that provides the panels for free. It is anticipated that the panels will cover an area of 2,000 sq. ft., the building roof area is 6,000 sq. ft. The flat panels will be installed 6' from the edge of the building and will after installation be 14.4" from the roof. The panels will be barely visible from a limited viewpoint due to the parapet on the front of the building and surrounding trees.

Chairman Lima invited comments from the public. Lombard Pozzi told the Commission the building was at one time a Packard dealership.

A motion was made to approve Application 11-080 as presented for the installation of solar panels in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Enright 7/0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10 also the visibility will be minimal due to the parapet and trees.

Project Monitor: Reggie McCarthy

7. 11-076 407 Hope St., Michael & Sarah Redman

CONCEPT REVIEW - 1. add three dormers; 2. construct captain's walk

Property owner Michael Redman and architect Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Applicant would like to add three small dormers on the west elevation third floor roof. Also, to add a 12' x 15' captains' walk over the rear ell roof. The two outside dormers would have the same set back with a conventional look, owner would like to install casement windows in these dormers. The center dormer outside wall would rest on the second floor roof with a door leading to the deck.

Eric Hertfelder stated that the project would be very visible from the rear and from the water and construction contained a lot of "stuff." He suggested that two skylights could be used in place of two dormers leaving one dormer which would cut down on the very visible new construction. Chairman Lima agreed with Mr. Hertfelder that new construction could be less bulky. Owner stated that skylights would eliminate some usable footage in the proposed apartment.

The Commission was polled on their thoughts on the project:

Victor Cabral - OK with dormers thinks captains' walk out of place, not appropriate.

John Allen – agrees about captains' walk and would be ok with some type of dormers.

Eric Hertfelder – agrees that it is reasonable to create a residence and would be ok with project if designed correctly, deck is out of place.

Sara Butler – agrees to dormers has trouble with deck.

Reggie McCarthy – likes idea of one large dormer or sky lights, undecided about deck.

Tom Enright – would like to see properly spaced skylight to enlarge space.

Oryann Lima – felt dormers massive, captains' walk much too large.

Owner and architect to review their plans prior to submitting an application.

DISCUSSION/ ACTION - Report to Town Council

The Commission after making several adjustments passed the following:

Motion to approve the Report from the Historic District Commission regarding Recommendations of the Historic District Advisory Committee, Draft #5 as amended this date was approved (Enright/Cabral 7-0)

STAFF REPORT –

A motion passed to add Ms. Deininger's request to the agenda for discussion only (McCarthy/Cabral 7-0)

Request from Marcella-Rhphelle Deininger, 136 Hope St., for extension of CoA #07-076B - must be advertised for September meeting and/or applicant must submit a new application.

Solicitor Teitz discussed his plans for a Memorandum of Understanding between the Town of Bristol and the HDC which would list the parameters for installation of accoutrements on public property (i.e. benches, memorials, etc.). This understanding would eliminate the need for individual applications for each addition.

NEW BUSINESS

Eric Hertfelder distributed a folder "Historic Home Owners' Tool Kit" that was produced by the Newport HDC. Inside are articles with information relevant to restoration/preservation, the kit is made available to property owners. Eric said it could be produced at cost for Bristol. Eric and Tom volunteered to work on and produce a Tool Kit for Bristol.

Adjourn:

A motion to adjourn was unanimously passed at 10:00PM

SC

Date Approved: September 1, 2011